

095.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

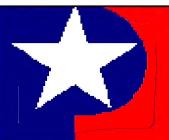
833,800 / 833,800

USE VALUE:

833,800 / 833,800

ASSESSED:

833,800 / 833,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
196		CROSBY ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	KELLY JOSEPH F/JOANNE
Owner 2:	
Owner 3:	

Street 1:	23 CLARENDON RD
Street 2:	

Twn/City:	BELMONT
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02478
Type:	

**PREVIOUS OWNER**

Owner 1:	CANDELL LAWRENCE M & AMY L -
Owner 2:	-

Street 1:	196 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474
Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Aluminum Exterior and 2307 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8244		Sq. Ft.	Site		0	70.	0.81	4									467,123						467,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8244.000	366,700		467,100	833,800		62639
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

Total Card / Total Parcel

833,800 / 833,800

833,800 / 833,800

833,800 / 833,800

833,800 / 833,800

!7837!

**PRINT**

Date

Time

12/30/21

06:16:06

**LAST REV**

Date

Time

08/26/21

11:00:00

jorourke

7837

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,700	0	8,244.	467,100	833,800		Year end	12/23/2021
2021	101	FV	353,300	0	8,244.	467,100	820,400		Year End Roll	12/10/2020
2020	101	FV	353,300	0	8,244.	467,100	820,400	820,400	Year End Roll	12/18/2019
2019	101	FV	276,400	0	8,244.	467,100	743,500	743,500	Year End Roll	1/3/2019
2018	101	FV	276,400	0	8,244.	400,400	676,800	676,800	Year End Roll	12/20/2017
2017	101	FV	276,400	0	8,244.	373,700	650,100	650,100	Year End Roll	1/3/2017
2016	101	FV	276,400	0	8,244.	320,300	596,700	596,700	Year End	1/4/2016
2015	101	FV	275,000	0	8,244.	286,900	561,900	561,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDELL LAWRENC	50397-278		11/28/2007		505,000	No	No		
KLEIN ROBERT F	25199-235		2/28/1995		230,400	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/30/2019	567		6,700	C					8/26/2021	USPS	JO	Jenny O
12/11/2014	1691	Wood-Sto	3,638					Install wood stove	11/6/2019	Mail Update	MM	Mary M
1/8/2008	19	Redo Kit	5,000			G9	GR FY09	MINOR KIT RENO	11/9/2018	MEAS&NOTICE	CC	Chris C
									6/3/2009	Info At Door	189	PATRIOT
									12/3/2008	MLS	MM	Mary M
									4/17/2000	Inspected	264	PATRIOT
									11/9/1999	Measured	263	PATRIOT
									12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

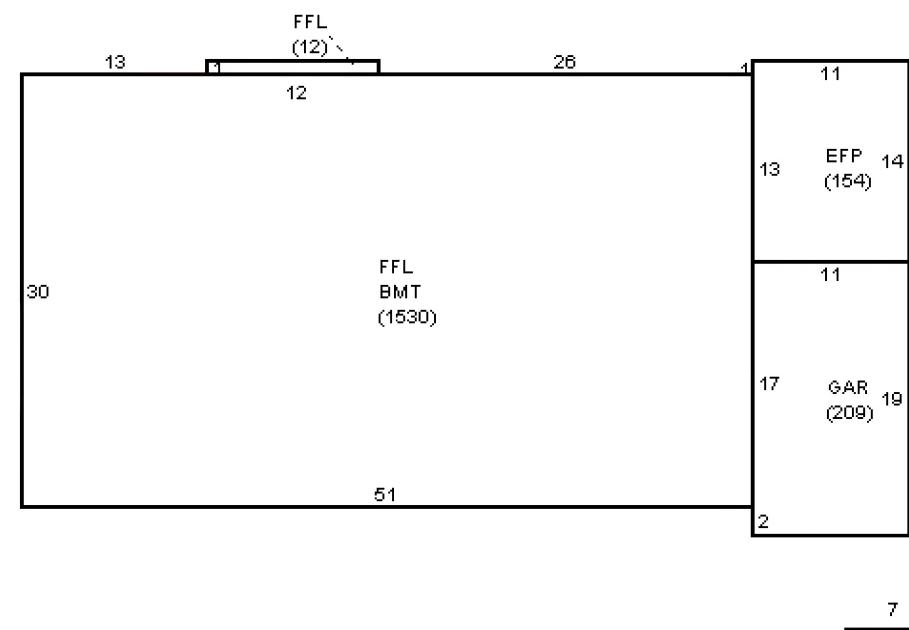
**EXTERIOR INFORMATION**

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	16 - Stone Vene	2%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Avg

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:

10.8	%
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**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.33093381
Const Adj.:	0.99554694
Adj \$ / SQ:	132.501
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411119
Depreciation:	44401
Depreciated Total:	366718

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	132.50	
Special Features:	0	Val/Su Net:	106.75	
Final Total:	366700	Val/Su SzAd:	237.81	

**MOBILE HOME**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 095-0-0006-0004.0

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**